

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 19, 2023** at Town Hall, 655 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting is asked to please contact Constituent Services at 631-224-5380 as early as possible in order for the Town to accommodate. The hearing may be viewed live over the internet. Visit [islipny.gov](http://islipny.gov) for details.

Dated: 12/08/2023  
Islip, New York

**Donald A. Rettaliata, Jr. Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (790-23)**     **JOHN M. and KELLY J. SACK** - permission to leave inground pool having side yard of 13.3 feet instead of required 14 feet, Res. A District, south side of Bucknell Road (#116), 569.31 feet west of Fremont Road, West Sayville, NY (0500-380.00-03.00-007.000)
- 6:00 P.M. (791-23)**     **BRUCE P. and DONNA E. LORENZ** - permission to leave shed having side yard of 0.9 feet instead of required 4 feet, Res. A District, west side of Evelyn Road (#30), 350 feet north of Montauk Highway, West Islip, NY (0500-472.00-01.00-016.000)
- 6:00 P.M. (792-23)**     **DAVID CION** - permission to leave shed with attached pergola having side yard of 1.8 feet instead of required 2 feet and pool equipment on side property line not having required setback of 2 feet, Res. AA District, west side of Elder Road (#114), 544.64 feet north of Elder Road terminus, Islip, NY (0500-462.00-02.00-020.000)
- 6:00 P.M. (793-23)**     **WILSON AMAYA ULLOA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed not having 20 feet behind front line of dwelling, Res. A District, west side of Grundy Avenue (#1048), south of Bening Lane, Holbrook, NY (0500-152.00-01.00-081.000)
- 6:00 P.M. (794-23)**     **NOMY XAVIER** - permission to leave shed having side yard of 1.8 feet and rear yard of 2.7 feet instead of required 4 feet each, Res. A District, north side of Amfer Court (#19), 719.1 feet east of Indiana Avenue, Bay Shore, NY (0500-247.00-02.00-036.000)
- 6:00 P.M. (795-23)**     **ALVIN W. GRANT** - permission to install inground pool leaving rear yard of 10 feet instead of required 14 feet and second front yard of 10 feet instead of required 27 feet and to leave shed having side yard of 3.6 feet instead of required 4 feet, Res. A District, southwest corner of Raft Avenue (#370) and Bataan Drive, Holbrook, NY (0500-216.00-03.00-028.000)
- 6:00 P.M. (796-23)**     **JAMES E. and CHRISTINE M. ROCCO** - permission to erect one-story addition (16' x 24.5') leaving side yard of 8.95 feet instead of required 14 feet and total side yards of 19.8 feet instead of required 28 feet, Res. B District, east side of Taft Avenue (#21), 100 feet south of First Street, Islip, NY (0500-319.00-01.00-041.000)

- 6:00 P.M. (797-23) MASJID DARUL QURAN, INC.** - permission to erect parochial school on lot not having required lot width of 150 feet throughout, leaving floor area ratio of 34% instead of permitted 25%, Res. AA District, southwest corner of Farrington Avenue (#46) and East Third Avenue, Bay Shore, NY (0500-245.00-03.00-050.000 & 049.001)
- 6:00 P.M. (798-23) FRANK A. CANNIZZARO, GRACE M. and FRANK L. CANNIZZARO** - permission to erect accessory structure (25' x 37') having basement (25' x 43.83') when only slab foundation is permitted pursuant to Islip Town Code Section 68-3(B)(2), Res. AA / Res. A Districts, west side of Bayport Avenue (#238), 434 feet north of Academy Street, Bayport, NY (0500-359.00-03.00-021.000)
- 6:00 P.M. (799-23) KROGER PROPERTIES LLC** - permission to leave detached garage (10' x 20.3') having rear yard of 4 feet instead of required 10 feet and shed with attached awning (8' x 16.6') having rear yard of 1.7 feet instead of required 10 feet, Ind 1 District, southwest corner of Ackerson Street (#20), and Clinton Avenue, Bay Shore, NY (0500-366.00-01.00-032.000)
- 6:00 P.M. (800-23) DANIEL HALBERT** - permission to erect roofed-over porch having second front yard of 24.7 feet instead of required 30 feet and to leave shed having second front yard of 33.1 feet instead of required 35 feet, Res. AA District, southwest corner of Woodhollow Road (#261) and New Street, Great River, NY (0500-427.00-03.00-016.000)
- 6:00 P.M. (801-23) NO VACANCY HOLDING, LLC** - permission to convert dwelling to 4-unit apartment building on lot having area of 13,200 sq. feet instead of required 80,000 sq. feet, density of 4 units instead of permitted 2 units, lot width of 102.6 feet instead of required 200 feet, to erect roofed-over porch leaving front yard of 34.2 feet and side yard of 23.4 feet instead of required 50 feet each, to erect second-story addition leaving front yard of 40.6 feet, side yard of 26.8 feet and rear yard of 45.6 feet instead of required 50 feet each, to erect two second-floor balconies: one leaving side yard of 12.6 feet and both leaving rear yard of 41.75 instead of required 50 feet each, to erect one-story addition leaving side yard of 23.6 feet and rear yard of 33.2 feet instead of required 50 feet each, to erect two-story addition leaving front yard of 40.6 feet, side yard of 26.8 feet, and rear yard of 45.6 feet instead of required 50 feet each, all resulting in floor area ratio of 23.97% instead of permitted of 20%, Res. CA District, east side of S. Clinton Avenue (#85), 497.87 feet south of Linden Place, Bay Shore, NY (0500-441.00-03.00-002.000)